



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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*PLANNING DIVISION*

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 JOSH SAFDIE  
 DREW KANE, *ALT.*

**ZONING BOARD OF APPEALS MINUTES**

*Anne Brockelman and Josh Safdie absent.*

Aldermanic Chambers, City Hall, 93 Highland Avenue  
 Wednesday, April 17, 2019  
 6:00 P.M.

**Previously Opened Cases Continued to a Future Date**

| <b>346 Somerville Avenue (ZBA 2019-19):</b> |   |
|---|---|
| Applicant:                                  | 346 Somerville Avenue, LLC  |
| Property Owner:                             | Palmac Realty Corp  |
| Agent:                                      | N/A   |
| Legal Notice:                               | Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Variances, Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. Among the zoning relief triggers are building height, lot area per dwelling unit, parking, inclusionary housing, FAR. SZO sections and articles including §4.4.1, §8.5, §7.11, §5.5. CCD55 zone. Ward 2. |
| Date(s) of Hearing(s):                      | 3/6, 3/20, 4/3, 4/17  |
| Staff Recommendation:                       | None at this time.  |
| ZBA Action:                                 | Voted on March 6, 2019 to continue the application to May 1, 2019.  |
| Current Status:                             | Continued to May 1, 2019.   |



| <b>40 Columbus Avenue (ZBA 2018-147)</b> |  |
|--|--|
| Applicant:                               | Vincent Spadea   |
| Property Owner:                          | Vincent Spadea   |
| Agent:                                   | Sean T. O'Donovan  |
| Legal Notice:                            | Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3. |
| Date(s) of Hearing(s):                   | 1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17   |
| Staff Recommendation:                    | None at this time  |
| ZBA Action:                              | Voted on March 20, 2019 to continue the application to May 1, 2019.  |
| Current Status:                          | Continued to May 1, 2019.  |

| <b>24 Hanson Street (ZBA 2018-161)</b> |  |
|--|--|
| Applicant:                             | BruceDharma, LLC   |
| Property Owner:                        | BruceDharma, LLC   |
| Agent:                                 | Richard G. DiGirolamo, Esq.  |
| Legal Notice:                          | Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2. |
| Date(s) of Hearing(s):                 | 1/9, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17   |
| Staff Recommendation:                  | Conditional approval   |
| ZBA Action:                            | Voted on April 3, 2019 to continue the application to May 1, 2019.   |
| Current Status:                        | Continued to May 1, 2019.  |

| <b>16 Whipple Street (ZBA 2018-173):</b> |  |
|--|--|
| Applicant:                               | David Feeney   |
| Property Owner:                          | David Feeney   |
| Agent:                                   | N/A  |
| Legal Notice:                            | Applicant and Owner, David Feeney, seeks a Special Permit under §4.4.1 to construct a dormer within the left side yard setback. RC zone. Ward 6. |
| Date(s) of Hearing(s):                   | 4/3, 4/17  |
| Staff Recommendation:                    | See Staff Report Recommendation  |
| ZBA Action:                              | Voted on April 3, 2019 to continue to the application to May 1, 2019.  |
| Current Status:                          | Continued to May 1, 2019   |



**Previously Opened Cases to Request a Continuance**

| <b>41-43 Francesca Avenue (ZBA 2019-07)</b> |  |
|---|--|
| Applicant:                                  | Yuan Kui Shen  |
| Property Owner:                             | Yuan Kui Shen  |
| Agent:                                      | N/A  |
| Legal Notice:                               | Applicant and Owner, Yuan Kui Shen, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure to construct a 2.5-story rear addition and two dormers on the right side of the ridge. RA Zone. Ward 6. |
| Date(s) of Hearing(s):                      | 3/20, 4/3, 4/17  |
| Staff Recommendation:                       | Conditional approval   |
| ZBA Action:                                 | Voted on April 17, 2019 to continue to May 1, 2019.  |
| Minutes:                                    | No Discussion.   |

| <b>171 Cedar Street (ZBA 2018-191)</b> |   |
|--|---|
| Applicant:                             | 171 Cedar Street, LLC   |
| Property Owner:                        | 171 Cedar Street, LLC   |
| Agent:                                 | Sean T. O'Donovan   |
| Legal Notice:                          | Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5. |
| Date(s) of Hearing(s):                 | 2/20, 3/6, 3/20, 4/3, 4/17  |
| Staff Recommendation:                  | None at this time.  |
| ZBA Action:                            | Voted on April 17, 2019 to continue to May 1, 2019.   |
| Minutes:                               | No Discussion.  |

| <b>111 Summer Street (ZBA2018-171)</b> |   |
|--|---|
| Applicant:                             | Elan Sassoon  |
| Property Owner:                        | 111 Summer St. LLC  |
| Agent:                                 | N/A   |
| Legal Notice:                          | Applicant, Elan Sassoon, and Owner, 111 Summer St. LLC , seek special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area (GFA) by more than 25%. Variance to reduce the rear yard setback from 38.4 feet to 10.25 feet. Parking relief under Article 9 of the SZO. RB zone. Ward 3. |
| Date(s) of Hearing(s):                 | 2/20, 3/6, 3/20, 4/3, 4/17  |
| Staff Recommendation:                  | Conditional approval  |
| ZBA Action:                            | Voted on April 17, 2019 to continue to May 1, 2019.   |
| Minutes:                               | No Discussion.  |



| <b>81-83 Alpine Street (ZBA 2018-141)</b> |   |
|---|---|
| Applicant:                                | Elan Sassoon  |
| Property Owner:                           | Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust  |
| Agent:                                    | N/A   |
| Legal Notice:                             | Applicant, Elan Sassoon, and Owner, Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust, seek special permits under §4.4.1 to alter a non-conforming property by increasing the GFA by more than 25%, extending the non-conforming front yard setback to the right and into the side yard. Parking relief under Article 9 of the SZO. RB zone. Ward 5. |
| Date(s) of Hearing(s):                    | 11/28, 12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17  |
| Staff Recommendation:                     | Recommendation forthcoming.   |
| ZBA Action:                               | Voted on April 17, 2019 to continue to May 1, 2019.   |
| Minutes:                                  | No Discussion.  |

| <b>42 Henderson Street (ZBA 2018-189)</b> |  |
|---|--|
| Applicant:                                | Gary J. Lopresti   |
| Property Owner:                           | MaryAnn Rapoza   |
| Agent:                                    | Richard DiGiralomo   |
| Legal Notice:                             | Applicant and Owner, XYZ32MP, Inc., seeks Special Permits under §4.4.1 for alterations to a non-conforming property including adding a dormer and deck within the left side yard setback, increasing the non-conforming FAR through renovations. Parking relief under Article 9 of the SZO. RB zone. Ward 5. |
| Date(s) of Hearing(s):                    | 4/3, 4/17  |
| Staff Recommendation:                     | None at this time.   |
| ZBA Action:                               | Voted on April 17, 2019 to continue to May 1, 2019.  |
| Minutes:                                  | No Discussion.   |

| <b>241 Summer Street (ZBA 2019-18)</b> |  |
|--|--|
| Applicant:                             | Gary J. Lopresti   |
| Property Owner:                        | MaryAnn Rapoza   |
| Agent:                                 | N/A  |
| Legal Notice:                          | Applicant, Gary J. Lopresti, and Owner, MaryAnn Rapoza, see Special Permits under §4.4.1 of the SZO to enclose a first floor rear porch within the left and rear yard setbacks. RB zone. Ward 5. |
| Date(s) of Hearing(s):                 | 4/3, 4/17  |
| Staff Recommendation:                  | None at this time.   |
| ZBA Action:                            | Voted on April 17, 2019 to continue to May 1, 2019.  |
| Minutes:                               | No Discussion.   |



| <b>169 Tremont St: (ZBA 2019-17)</b> |   |
|--------------------------------------|---|
| Applicant:                           | Santino Ferrante  |
| Property Owner:                      | Tremont 2000, LLC   |
| Agent:                               | N/A   |
| Legal Notice:                        | Applicant, Santino Ferrante, and Owner, Tremont 2000, LLC), seek Special Permits under §4.4.1 of the SZO to enclose rear porches within the right side yard setback. RB zone. Ward 2. |
| Date(s) of Hearing(s):               | 4/3, 4/17   |
| Staff Recommendation:                | None at this time.  |
| ZBA Action:                          | Voted on April 17, 2019 to continue to May 1, 2019.   |
| Minutes:                             | No Discussion.  |

| <b>74 Winslow Avenue: (ZBA 2019-11)</b> |  |
|---|--|
| Applicant:                              | Jamie Maguire & Michael Hovanec  |
| Property Owner:                         | Jamie Maguire & Michael Hovanec  |
| Agent:                                  | N/A  |
| Legal Notice:                           | Applicants, Jamie Maguire & Michael Hovanec, seek special permits under §4.4.1 of the SZO to reconstruct a deck within the rear and right side yard setbacks. RA zone. Ward 6. |
| Date(s) of Hearing(s):                  | 4/3, 4/17  |
| Staff Recommendation:                   | None at this time.   |
| ZBA Action:                             | Voted on April 17, 2019 to continue to May 1, 2019.  |
| Minutes:                                | No Discussion.   |

| <b>80 Powder House Boulevard (ZBA 2018-82-R1-2/19)</b> |   |
|--|---|
| Applicant:   | David J. Giller   |
| Property Owner:  | David J. Giller   |
| Agent:   | Adam Dash, Esq.   |
| Legal Notice:  | Applicant and Owner, David J. Giller, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR from 1.04 to 1.23 by finishing the basement. Applicant/Owner also seeks a Revision to a Special Permit under §5.3.8 of the SZO as follows: revise Condition 10 of the prior ZBA decision restricting the property to two parking spaces as the Applicant wants to add a third parking space, so there would be two side-by-side spaces and one tandem space. RA zone. Ward 7. |
| Date(s) of Hearing(s):                                 | 3/20, 4/3, 4/17   |
| Staff Recommendation:                                  | Increase nonconforming FAR: Conditional approval<br>Revision to SP: Denial  |
| ZBA Action:  | Voted on April 17, 2019 to continue to May 15, 2019.  |
| Minutes:   | No Discussion.  |



| <b>118-124 College Avenue (ZBA 2018-166)</b> |  |
|--|--|
| Applicant:                                   | Havurat Shalom Community Seminary, Inc   |
| Property Owner:                              | Lacourt Realty, LLC  |
| Agent:                                       | Meredith Porter  |
| Legal Notice:                                | Applicant, Havurat Shalom Community Seminary, Inc., through their representative, Meredith Porter, seeks an Administrative Appeal per SZO §3.1.9, §3.2, and §3.2.3 of building permit No. B18-001184 issued by the Inspectional Services Department (ISD). The property for which the building permit was issued is owned by LaCourt Realty, LLC. RB zone. Ward 6. |
| Date(s) of Hearing(s):                       | 12/12, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17   |
| Staff Recommendation:                        | Deny administrative appeal and uphold ISD decision.  |
| ZBA Action:                                  | Voted on April 17, 2019 to continue to May 1, 2019.  |
| Minutes:                                     | No Discussion.   |

**Previously Opened Cases to be Heard**

| <b>47 Sewall Street (ZBA 2018-154)</b> |   |
|--|---|
| Applicant:                             | Justina & Emelindo Ubaldo   |
| Property Owner:                        | Justina & Emelindo Ubaldo   |
| Agent:                                 | N/A   |
| Legal Notice:                          | Applicants 7 Owners, Justina & Emelindo Ubaldo, seek special permits under §4.4.1 of the SZO to construct a dormer within the side yard setback. RB zone. Ward 4. |
| Date(s) of Hearing(s):                 | 12/12, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17  |
| Staff Recommendation:                  | None at this time.  |
| ZBA Action:                            | Voted on April 17, 2019 to Applicant will request to Withdraw Without Prejudice.  |
| Minutes:                               | No discussion.  |



| <b>14 Cutler Street (ZBA 2018-180)</b>  |   |
|---|---|
| Applicant:  | Margaret O'Meara  |
| Property Owner:   | Margaret O'Meara  |
| Agent:  | N/A   |
| Legal Notice:   | Applicant and Owner, Margaret O'Meara, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear deck within the required right side yard setback. RB Zone. Ward 5. |
| Date(s) of Hearing(s):  | 4/3, 4/17   |
| Staff Recommendation:   | None at this time.  |
| ZBA Action:   | Voted on April 17, 2019 to continue the application to May 15, 2019.  |
| <p>Margaret O'Meara provided an overview of the project.</p> <p>Susan Fontano: What materials would be used for the deck?</p> <p>Margaret O'Meara: I'm not sure yet, but I've thought about making the wood look natural.</p> <p>Elaine Severino: Is any landscaping being proposed? Is there nothing that can be done with all the pebbles on the property? There doesn't seem to be any greenery on the property at all.</p> <p>Margaret O'Meara: I might do landscaping if finances permit but it wasn't part of this plan. I had to move some of the greenery planted close to the house when she moved in. I had been focusing on the interior and hadn't gotten to the foundation plantings yet.</p> <p>Drew Kane: Are there any plans by the City to make changes to the public way which this expanded deck would abut? Danielle Evans had similar concerns and underscored the fact that it was a large deck.</p> <p>Drew Kane: Is there was a way to eliminate the asphalt that would go right up to the expanded deck?</p> <p>Margaret O'Meara: I had intended to keep a pathway there and remove the asphalt but that it wasn't part of her plan at this time.</p> <p>Drew Kane: Can the Applicant work with Planning Staff to find an appropriate landscaping solution for that area where the pathway is?</p> <p>Monique Baldwin: We can add a condition that staff will work with the Applicant to add some additional greenery to the site, including finding an appropriate landscaping solution for the asphalt path area abutting the expanded new deck.</p> <p>Discussion was had between the ZBA and the Applicant regarding the location of the fence and the deck.</p> <p>Danielle Evans: Would there even be room to get off the deck given that there is only 1.7 feet of space left between the proposed new deck and the property line. She is not in support the project due to how close it would be to the property line.</p> <p>Susan Fontano explained that there was a minimum quorum tonight and that with one person opposed, the project would not be approved. She also explained that the Applicant had the option to continue to the following meeting when there would be more voting members.</p> <p>Danielle Evans made a motion to continue the application to May 15, 2019 . Motion approved 4-0.</p> |   |



| <b>15 Lake Street (ZBA 2018-152)</b>   |   |
|--|---|
| Applicant:   | Elan Sassoon  |
| Property Owner:  | Carlos & Virginia Bettencourt   |
| Agent:   | Richard D. Giralamo   |
| Legal Notice:  | Applicant, Elan Sassoon, and Owners, Carlos & Virginia Bettencourt, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the Gross Floor Area (GFA) by more than 25%, construct dormers within the right side yard setback. Variance under §5.5 and §8.5 of the SZO to create a new non-conformity with respect to the rear yard setback. Parking relief under Article 9 of the SZO. RC zone. Ward 2. |
| Date(s) of Hearing(s):   | 12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 4/3, 4/17   |
| Staff Recommendation:  | Conditional approval  |
| ZBA Action:  | Voted on April 17, 2019 to conditionally approve the request for special permit.  |
| <p>Richard D. Giralamo provided an overview of the project.</p> <p>Meredith Porter, 104 Josephine Avenue: Staff Report indicates RB Zone when it's in the RC Zone. It does not affect the analysis. His personal opinion is that the design is jarring.</p> <p>Sarah White: Whatever the Board decides, it does not set a precedent for any other case.</p> <p>Elaine Severino: The design does not fit on the back of the house. It's a matter of her taste. The landscape plan does not indicate the percentage of landscaping.</p> <p>The Applicant: The pervious area is 49.2% while the landscape area is 31.7%.</p> <p>Drew Kane: Drawings should be in the same architectural scale. Otherwise, I applaud the changes.</p> <p>Sarah White: Going forward everything should be at the same scale.</p> <p>Danielle Evans: I appreciate the changes, however this is an opportunity for landscape plan.</p> <p>Sarah White: We can condition that a landscape plan must be shown to Planning Staff showing the rear patio, as condition number 18.</p> <p>Danille Evans: How far a drop are the stepping stones from the grade level?</p> <p>The Applicant: Five feet.</p> <p>Danille Evans: Is there a wall or anything around it?</p> <p>The Applicant: It has been landscaped to avoid the requirement of a safety fence. There's a stone edge to it.</p> <p>John Topalis, developer, he does not have a problem adding a railing. That would be the right thing to do.</p> <p>Danielle Evans: That is our preference.</p> <p>Sarah White: Conditions will include softening hardness of fence by putting shrubbery in front (all condition number 18).</p> <p>Danielle Evans made a motion to approve the request for special permit. Motion approved 4-0.</p> |   |



| <b>47 Oliver Street (ZBA2018-194)</b>  |   |
|--|---|
| Applicant:   | North America Development   |
| Property Owner:  | Selma P. Damasceno  |
| Agent:   | N/A   |
| Legal Notice:  | Applicant, North America Development, and Owner, Selma P. Damasceno, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the Gross Floor Area (GFA) by more than 25%, upward and linear extension of the non-conforming left side yard setback through the construction of a large rear addition. Number of units to increase from two to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1. |
| Date(s) of Hearing(s):   | 2/20, 3/6, 3/20, 4/3, 4/17  |
| Staff Recommendation:  | No recommendation at this time.   |
| ZBA Action:  | Voted on April 17, 2019 to continue the application to May 15, 2019.  |
| <p>The Applicant provided an overview of the project.</p> <p>Sarah White noted the Ward Councilor attended the neighborhood meeting and the conversation seemed to focus on affordable housing. While the Ward Councilor is not excited about the project he is not against it.</p> <p>Susan Fontano: It seems like there's so much real-estate on the head houses.</p> <p>Sarah White: They need to be a certain side to address door swing, head height, etc.</p> <p>Susan Fontano: Does the City frown on hatches? Is there any other way to reduce the look?</p> <p>Applicant: You've probably seen henhouses that are sloped. The roof over the portion would reduce the mass without compromising the interior area. One of the areas it may be that windows are not possible.</p> <p>Sarah White: When it's access to roof for the entire building, it has been a head house. I'm not sure if that opinion has changed. Yes that would reduce the mass but then instead of full sized windows, have smaller ones. It breaks up the solid massing.</p> <p>Elaine Severino: She agrees that the head houses look massive. She noticed the permeable driveway is a long one. And the pavers. What is the percentage? Do you need deck on top but you need space outside.</p> <p>Applicant: Proposed 49% Ground Coverage: 33 and landscaped is 28%. Correct, there really isn't outdoor space.</p> <p>Drew Kane: Despite the fact that you're increasing landscape it's creating usable open space. Having a roof deck there is no shared open space on the property.</p> <p>Danielle Evans: Does not like them on small scale structures. They become intrusive.</p> <p>Sarah White: Would we consider triple decker form as long as it's not overbuilt? When we reviewed the version prior to this, we talked about bringing in the additions. The concerns about the overall size. In our code when you're proposing town house form in this form. The setback is 10 feet instead of 8. With this zone. No meaningful outdoor space. We try to achieve a balance. More needs to be looked at regarding a balance between parking and landscape. Revisions recommended: the wording. Rarely do we say denial. We needed something else. That's what we came up with referring to the No Recommendation At This Time.</p> <p>Drew Kane: He has an issue with the length of the building. There were prior versions. Changed to stack triple decker, roof decks removed. Rear decks in their place. She's not opposed to roof decks if they can do the hatch.</p> <p>Danielle Evans made a motion to continue the Application to May 15, 2019. Motion approved 4-0.</p> |   |



| <b>34 Heath Street (ZBA 2018-176)</b>   |  |
|---|--|
| Applicant:  | Fushuang Liu   |
| Property Owner:   | Boston Majordomo LLC   |
| Agent:  | Richard G. DiGiralomo  |
| Legal Notice:   | Applicant, Fushuang Liu, and Owner, Boston Majordomo LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure to construct a three-story addition and decks in the rear of the structure. RB Zone. Ward 4. |
| Date(s) of Hearing(s):  | 3/6, 3/20, 4/3, 4/17   |
| Staff Recommendation:   | Conditional approval   |
| ZBA Action:   | Voted on April 17, 2019 to conditionally approve the special permit.   |
| <p>Richard D. Giralamo provided an overview of the project.</p> <p>Marlyn Davis, 31 Heath Street: He is excited about the opportunity to relieve parking. Not to mention traffic. They were at the neighborhood meeting. It was mentioned the green space would be concerned. He is in support of the project. Very good opportunity for Heath Street.</p> <p>Danielle Evans asks for clarification regarding amount of bedrooms and units? Does this affect the amount of parking?</p> <p>Drew Kane: The architectural drawings seem to differ from the site survey. The drawings make it look like the building is the same depth. Regarding the length of the building look substantially different.</p> <p>Susan Fontano: I've noticed the back addition materials really stand out.</p> <p>Elaine Severino: It looks like a patch job.</p> <p>Alex Mello: There are two schools of thought here. Either replicate the style of existing building and make it look seamless. The other is to use different material or express it differently to call out the difference. It breaks up massing. It will appear differently.</p> <p>The plans show on proposed condition. They recommend the condition that it not carry to the addition. Rec that the cornice not be on proposed condition. The second is the cub cut and street tree. If damaged or needs to be moved. They will give the city two street trees to be coordinated with the city.</p> <p>Danielle Evans: She can go either way. Its in the rear so maybe it would not be super noticeable. SF get rid of 11.</p> <p>Elaine Severino: sidewalks not shoveled and sheer ice. Is there any kind of maintenance. The building is vacant says app. He should be doing sidewalks.</p> <p>Danielle Evans made a motion to conditionally approve the special permit. Motion approved 4-0.</p> |  |



| <b>45 Kent Street (ZBA 2017-90)</b>   |   |
|---|---|
| Applicant:  | Angela Schifano   |
| Property Owner:   | Angela Schifano   |
| Agent:  | Richard G. DiGirolamo, Esq.   |
| Legal Notice:   | Owner and Applicant, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three; under §4.4.1 to increase the non-conforming left side yard setback, and for an upward extension of both the non-conforming rear and non-conforming left side yard setbacks by increasing the height of the building by approximately 10 feet; to increase the FAR and GFA by more than 25%; Parking relief under Article 9 of the SZO. RC zone. Ward 2. |
| Date(s) of Hearing(s):  | 8/22, 9/5, 9/17, 10/3, 10/17, 10/24, 11/7, 11/28, 12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3   |
| Staff Recommendation:   | Conditional approval  |
| ZBA Action:   | Voted on April 17, 2019 to conditionally approve the request for special permit.  |
| <p>Richard D. Giralamo provided an overview of the project.</p> <p>Drew Kane: The left elevation why is there no rear?</p> <p>Sarah White: If faced of structure you cannot enlarge or add windows unless fire rated materials.</p> <p>Drew Kane: What were the ward councilor's comments?</p> <p>Applicant: Councilor Scott didn't really mind.</p> <p>Sarah White: Scott one question star market construction. Require scaffolding be used (OSHA require) we don't deal with that. Those are not reasonable neighbor requests.</p> <p>Elaine Severino: What would be in there in the Garage? A plywood door is on there now.</p> <p>Applicant: It would be restored with a new door. It will have to be cooperative parking situation.</p> <p>Drew Kane: Has there been any discussion on material in driveway or any additional landscape? There seems to be an ongoing discussion regarding permeable pavers.</p> <p>Landscape is 25% we're providing 39%. 30% is permeable with proposed 39%.</p> <p>Sarah White: The Staff Report condition number 20 states all bituminous material. We can include the driveway as well. In response to landscaping, a condition stating a landscaping plan be submitted to Planning Staff can be added.</p> <p>Danielle Evans: The garage will probably be storage. Maybe more greenspace? If we have three cars, somewhere onsite. Parking could be pervious. Also if we could make condition 19 more specific by breaking it into two sentences regarding the arborist.</p> <p>Danielle Evans made a motion to conditionally approve the special permit. Motion approved 4-0.</p> |   |



| <b>84 Franklin Street (ZBA 2017-50-R1-08/18)</b> |  |
|--|--|
| Applicant:                                       | Novo Development Holdings, LLC   |
| Property Owner:                                  | 84 Franklin Street, LLC  |
| Agent:   | N/A  |
| Legal Notice:                                    | Applicant, Novo Development Holdings, LLC, and Owner, 84 Franklin Street, LLC, seek relief under §5.3.8 of the SZO to revise a previously-granted Special Permit. RB zone, Ward 1. |
| Date(s) of Hearing(s):                           | 4/3, 4/17  |
| Staff Recommendation:                            | Conditional approval   |
| ZBA Action:                                      | Voted on April 17, 2019 to continue the application to May 1, 2019.  |
| Minutes:   | No discussion.   |

**New Cases to be Opened and Heard**

| <b>7 Reed Court (ZBA 2019-13):</b>  |   |
|---|---|
| Applicant:  | North America Development LLC   |
| Property Owner:   | 7 Reed Court LLC  |
| Agent:  | N/A   |
| Legal Notice:   | Applicant, North America Development LLC, and Owner, 7 Reed Court LLC, seek a Special Permit to enclose an existing porch that is within the rear and side yard setbacks, and to reconfigure the interior layout of the structure. RB district. Ward 1. |
| Date(s) of Hearing(s):  | 4/17  |
| Staff Recommendation:   | Conditional approval  |
| ZBA Action:   | Voted on April 17, 2019 to conditionally approve the application with conditions.   |
| <p>The Applicant provided an overview of the project.</p> <p>Danielle Evans: The condition regarding vinyl siding will supercede the plan set showed.</p> <p>The Applicant: Understood.</p> <p>Danielle Evans made a motion to conditionally approve the special permit. Motion approved 4-0.</p> |   |



**88 Line Street, 90 Line Street, and 18 Cooney Street (ZBA 2017-73-R1-3/19):**

|   |  |
|---|--|
| Applicant:  | Sanjeev M. Kale  |
| Property Owner:   | Sanjeev M. Kale  |
| Agent:  | N/A  |
| Legal Notice:   | Applicant and Owner, Sanjeev M. Kale, seeks a Revision to a previously approved Special Permit (ZBA 2017-73) under SZO §5.3.8 to increase the FAR of the structure by finishing the basement. RB Zone. Ward 2. |
| Date(s) of Hearing(s):  | 4/17   |
| Staff Recommendation:   | Conditional approval   |
| ZBA Action:   | Voted on April 17, 2019 to approve the revision to the previously granted special permit.  |
| The Applicant provided an overview of the project.  |  |
| Danielle Evans made a motion to conditionally approve the revision to the previously granted special permit. Motion approved 4-0. |  |

**43 Victoria Street (ZBA 2019-23):**

|  |   |
|--|---|
| Applicant:   | Paul Yu   |
| Property Owner:  | Paul Yu   |
| Agent:   | N/A   |
| Legal Notice:  | Applicant and Owner, Paul Yu, is seeking a Variance for fence height to approve a currently existing 8' fence on the rear property line. RB Zone. Ward 7. |
| Date(s) of Hearing(s):   | 4/17  |
| Staff Recommendation:  | Conditional approval  |
| ZBA Action:  | Voted on April 17, 2019 to conditionally approve the request for variance.  |
| The Applicant provided an overview of the project.   |   |
| Danielle Evans agrees with the first, second, and third criteria.                                    |   |
| Danielle Evans made a motion to conditionally approve the request for variance. Motion approved 4-0. |   |



|  |  |
|--|--|
| <b>44 Park Street (ZBA 2019-23):</b>   |  |
| Applicant:   | Dawn Lorino  |
| Property Owner:  | Belam II LLC   |
| Agent:   | N/A  |
| Legal Notice:  | Applicant, Dawn Lorino, and Owner, Belam II LLC, seek a Special Permit to remove a paving material condition included in a Special Permit approval from 2011. RC Zone. Ward 2. |
| Date(s) of Hearing(s):   | 4/17   |
| Staff Recommendation:  | Conditional approval   |
| ZBA Action:  | Voted on April 17, 2019 to conditionally approve the request for special permit.   |
| The Applicant provided an overview of the project.   |  |
| Meredith Porter 104 Josephine Avenue: Makes sense. He supports the project.                                |  |
| Danielle Evans made a motion to conditionally approve the request for special permit. Motion approved 4-0. |  |

**Other Business:**

Meeting minute approval:

- March 6, 2019 – *Approved*

*Plans and reports are available at the City of Somerville website at the following link:*

<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

